

KNOW ALL BY THESE PRESENTS THAT

I, DONNA M. MCGILL, Trustee of the Hastings Exchange Trust, under Declaration of Trust, dated September 24, 1997 and recorded in the Hampshire County Registry of Deeds, Book 5206, Page 47, of 74 King Street, Northampton, Massachusetts, for consideration of One Hundred Twenty-Five Thousand (\$125,000.00) Dollars

grant to ERIC S. FAIR and CATHERINE ^{D.} FAIR, husband and wife, as tenants by the entirety, of 181 Strong Avenue, Amherst, Massachusetts,

with **WARRANTY COVENANTS**

The land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, bounded and described as follows:

BEGINNING at a concrete post set in the southerly line of Strong Street, it being the northwest corner of the tract herein described and the northeast corner of Lot Number 18 as shown on a plan of land recorded in the Hampshire County Registry of Deeds in Plan Book 43, Page 33; thence running South sixty-eight degrees, seven minutes East (S. 68° 07' E.), a distance of one hundred (100) feet along the southerly line of said Strong Street to a concrete post; thence running South twenty-one degrees, fifty-three minutes West (S. 21° 53' W.) a distance of one hundred fifty (150) feet along the westerly line of Lot Number 16 as shown on said plan to a concrete post; thence running North sixty-eight degrees, seven minutes West (N. 68° 07' W.), a distance of one hundred (100) feet along the northerly line of Lot Number 30 as shown on said plan to a concrete post; thence running North twenty-one degrees, fifty-three minutes East (N. 21° 53' E.) a distance of one hundred fifty (150) feet along the easterly line of Lot number 18 as shown on said plan back to the concrete post marking the point of beginning, containing zero and thirty-four one hundredths (0.34) of an acre.

Being Lot 17 on the plan entitled "Revised Plan of Subdivision of Property of Susan Hills Skillings, Amherst, Mass., August 30, 1953", recorded in the Hampshire County Registry of Deeds, Plan Book 43, Page 33.

Including such rights in Red Gate Lane (East) granted to Lot 17 by the seventh parcel of the deed of Wesley J. Wentworth to the Trustees of the Wentworth-Amherst Realty Trust, dated December 6, 1962 and recorded in the Hampshire County Registry of Deeds, Book 1397, Page 185.

Being the same premises conveyed to the Grantor herein by deed of Richard H. Blow, Sr., dated June 14, 1973 and recorded in the Hampshire County Registry of Deeds, Book 1709, Page 277.

Executed as a sealed instrument this 6th of November, 1997

Donna M. McGill, Trustee of the
Hastings Exchange Trust

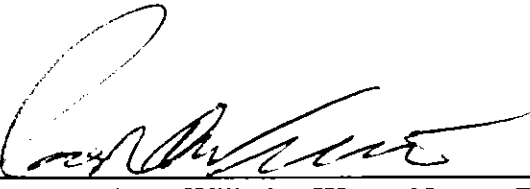
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

November 5, 1997

Then personally appeared the above named Donna M. McGill, Trustee of the Hastings Exchange Trust and acknowledged the foregoing instrument to be her free act and deed,

Before me,


Joseph A. Wilhelm III, Notary Public
My commission expires: 04/10/2003

DEEDS REG 13
HAMPSHIRE

11/05/97

CANCELLED

TAX 570.00
CHECK 570.00

4159A306 14:52
EXCISE TAX

ATTEST: HAMPSHIRE,  REGISTER
MARIANNE L. DONOHUE